

AN ORDINANCE 2006-06-01-0674

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 60, Block 20, NCB 17726 from "O-1" Office District to "C-2 NA" Commercial Nonalcoholic Sales District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

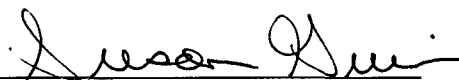
**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This Ordinance shall become effective on June 11, 2006.

**PASSED AND APPROVED** this 1st day of June, 2006.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

# Agenda Voting Results

**Name:** Z-20.

**Date:** 06/01/06

**Time:** 07:58:25 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006082 (District 10): An Ordinance changing the zoning district boundary from "O-1" Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 60, Block 20, NCB 17726, 15000 Block of Classen Road as requested by Roy Rosin and Joel Johnson, Applicant, for Roy Rosin and Joel Johnson, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

# CASE NO: Z2006082

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 01, 2006

**Zoning Commission Meeting Date:** May 02, 2006

**Council District:** 10

**Ferguson Map:** 518 D5

**Appeal:**

**Applicant:** Owner

Roy Rosin and Joel Johnson

Roy Rosin and Joel Johnson

**Zoning Request:** From "O-1" Office District to "C-2 NA" Commercial Nonalcoholic Sales District

Lot 60, Block 20, NCB 17726

**Property Location:** 15000 Block of Classen Road

Northwest Corner of Classen Road and Knollcreek

**Proposal:** To Develop a Small Retail Center

**Neighborhood Association:** Knollcreek Homeowner's Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval

The proposed C-2 zoning, a community commercial district, may not be entirely appropriate for the subject property since two of the property lines directly abut lots with existing single family residential uses. In fact, there are six residential lots that directly abut the subject property. However, the development standards of the C-1 and NC districts have the potential to create more incompatibility with these residential lots in terms of lot layout, including designated parking areas. The intent is to establish uses more consistent with the C-1 district but to develop the property according to the development standards of the C-2 district.

The subject property consists of about 1.2 acres and is currently undeveloped. It was annexed in 1995 and rezoned from residential to office zoning in 2003. The property was identified in the Knollcreek Commercial Subdivision plat recorded in 2000. An approval of C-2 NA will require a Type "B" landscape buffer along the north and west property lines.

To the north and west are single family dwellings zoned R-5 and located within the Knollcreek Subdivision. To the east is a convenience store, established prior to annexation in about 1986, on property zoned B-2 in 1997. To the south is a commercial day care operation zoned B-2 NA in 1997 and established around 1998. Both B-2 districts converted to C-2 zoning in 2002. Further to the east and west beyond these commercial uses is a continuation of dense residential development in the immediate area with a variety of single-family residential zoning.

# CASE NO: Z2006082

## Staff and Zoning Commission Recommendation - City Council

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**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Matthew Taylor 207-5876

**VOTE**

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006082**

**ZONING CASE NO. Z2006082** – May 2, 2006

Applicant: Roy Rosin and Joel Johnson

Zoning Request: "O-1" Office District to "C-2" Commercial District.

Joel Johnson, 11925 Starcrest, stated they are requesting this change in zoning to allow development of a small retail center on the subject property. He stated they have meet with the Knollcreek Homeowner's Association and agreed with the following deed restrictions along with a 15-foot landscape buffer along the rear of the development.

1. No auto oil lube and tune up, tire repair service.
2. No pet shop or clinic
3. No video game arcade
4. No billiard parlor
5. No full service dry cleaners (Pick-Up and Drop-Off Only)
6. No rear windows on buildings
7. Knollcreek service entry to be gated/chained and only open when needed.
8. Lighting to be directed away from homes
9. No pet cemetery.

Staff stated there were 33 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor and no response from Knollcreek Homeowner's Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner Martinez to recommend approval of "C-2NA".

1. Property is located on Lot 60, Block 20, NCB 17726 at 15000 Block of Classen Road.
2. There were 33 notices mailed, 7 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Sherrill, Wright,  
Martinez, Stribling, Gray**

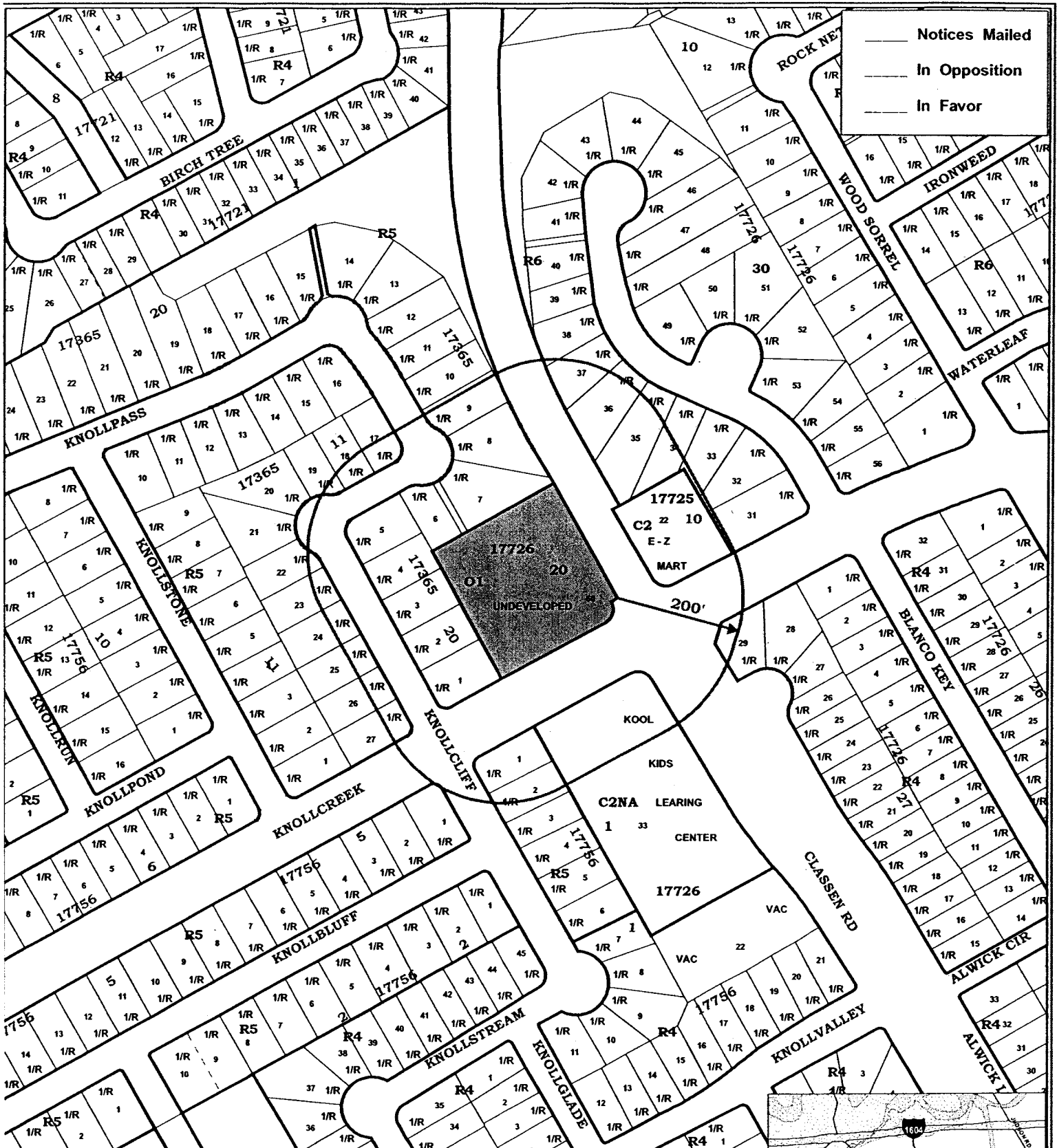
**NAYS: None**

**THE MOTION CARRIED**

Z2006082

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



# **ZONING CASE: Z2006-082**

City Council District No. 10  
 Requested Zoning Change  
 From "O-1"  
 To "C-2 NA"  
 Date: June 1, 2006  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification

